146.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,100 / 789,100
					USE VALUE:	789,100 / 789,100
					ASSESSED:	789,100 / 789,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GELLER CHARLES L/ETAL
Owner 2:	GELLER GERALDINE T
Owner 3:	
Street 1:	177 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 1550 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	326,100	3,400	459,600	789,100
Total Card	0.118	326,100	3,400	459,600	789,100
Total Parcel	0.118	326,100	3,400	459,600	789,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.26 | /Parcel: 509.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96096

GIS Ref

GIS Ref

Insp Date 05/07/18

!11439!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,100	3400	5,150.	459,600	789,100		Year end	12/23/2021
2021	101	FV	317,100	3400	5,150.	459,600	780,100		Year End Roll	12/10/2020
2020	101	FV	260,500	3400	5,150.	459,600	723,500	723,500	Year End Roll	12/18/2019
2019	101	FV	216,900	3400	5,150.	430,900	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	210,200	3400	5,150.	356,200	569,800	569,800	Year End Roll	12/20/2017
2017	101	FV	210,200	3400	5,150.	327,500	541,100	541,100	Year End Roll	1/3/2017
2016	101	FV	210,200	3400	5,150.	298,700	512,300	512,300	Year End	1/4/2016
2015	101	FV	205,100	3400	5,150.	293,000	501,500	501,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:31:14

LAST REV

Date	Time
09/09/20	09:56:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11439

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREAVES CRAIG M	24567-477		5/26/1994		212,000	No	No	Y	

USER DEFINED

Prior Id # 1:	96096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2019	513	Inter Fi	101,800	O				
6/15/2018	822	Re-Roof	10,275	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	Meas/Inspect	BS	Barbara S
1/27/2009	Entry Denied	336	PATRIOT
1/5/2000	Meas/Inspect	163	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA:	0.11823	Total SF/SM:	5150	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	459,598	Spl Credit		Total:	459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	92544
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400638
Depreciation:	74519
Depreciated Total:	326119

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

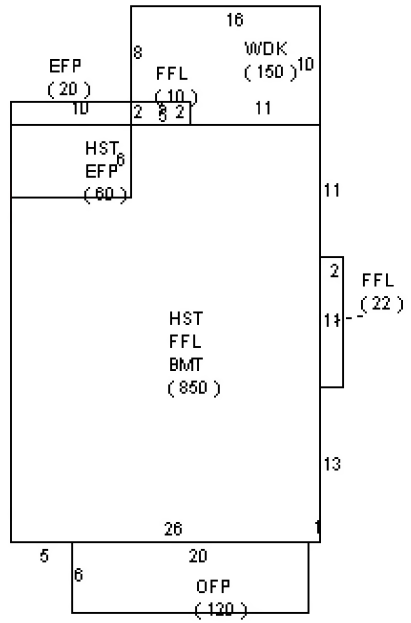
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	128.54
Final Total:	326100	Val/Su SzAd	243.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	882	182.230	160,728
BMT	Basement	850	63.550	54,020
HST	Half Story	455	182.230	82,915
WDK	Deck	150	12.670	1,900
OFP	Open Porch	120	30.250	3,630
EFP	Enclos Porch	80	61.250	4,900

Net Sketched Area:	2,537	Total:	308,093
Size Ad	1337	Gross Area	2992	FinArea	1550
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1923	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400